



Department of
Toxic Substances
Control

*Preventing
environmental
damage from
hazardous waste,
and restoring
contaminated
sites for all
Californians.*



State of California



California
Environmental
Protection Agency

Fact Sheet, February 2006

Proposed School Site In Carlsbad, California

Si usted tiene algunas preguntas o en Español, porfavor pongase en contacto con Leticia Hernandez, Especialista en Participación Publica al (714) 484-5338.

We invite you to review and comment on a plan submitted by the Carlsbad Unified School District. The plan is required to prevent build up of methane gas from collecting in and under the buildings at the proposed Poinsettia Elementary School site. The site is located at the northwest corner of Poinsettia Lane and Mica Road in Carlsbad. There are residences to the north, east, south and open property to the west.

The Department of Toxic Substances Control (DTSC), which is part of the California Environmental Protection Agency, has responsibility for overseeing the Remedial Action and ensuring that activities are conducted in accordance with state and federal laws and regulations. Our goal is to safeguard the public health and protect the environment.

The purpose of this environmental process is to ensure that the Site would provide a safe environment for students, faculty and staff of the new school. The goals of the current study include: identifying and defining environmental impacts from past agricultural uses, evaluating potential risks to humans from exposure to chemicals, and determining the appropriate mitigation measure.

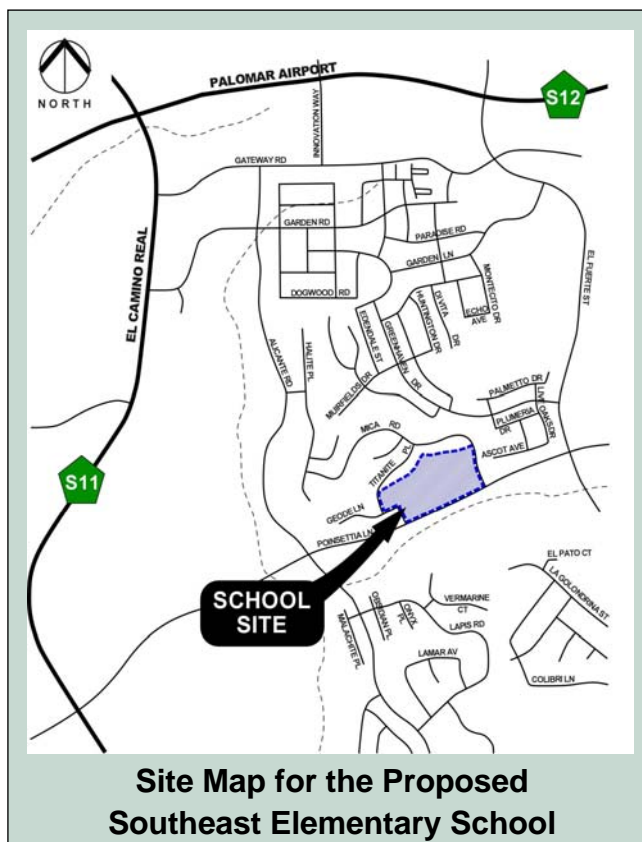
Public Comment Period

We encourage you to review and comment on the cleanup plan. DTSC will hold a 30-day comment period beginning **February 16, 2006 and ending March 15, 2006**. All written or e-mail comments must be sent to the department no later than 5 p.m. on March 15, 2006. Mail written comments to:

Mr. Steven Hariri, Project Manager
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, California 90630.

Comments must be postmarked by **March 15, 2006**.





History and Background of the Site

The site is vacant and occupies approximately 10 acres. The area was undeveloped until 1953. From 1953 to 1963 the area was used for farming. From 1963 to 1989 the area was used for agricultural purposes and since then the area has not been farmed. The Carlsbad Unified School District recently purchased the property and is responsible for construction of the proposed school site.

Results of the Investigation

A Preliminary Endangerment Assessment (PEA) for the school site was initiated in February 2005 and finalized in October 2005. The site was investigated for organochlorine pesticides (OCPs), heavy metals and methane. Results showed methane as the only chemical of concern identified at the site.

The Supplemental Site Investigation, which was finalized in October 2005, confirmed the elevated levels and defined the extent of the methane. Concentrations of the gas found on the school site exceed the department action levels and will require mitigation measures.

Methane is a result of the decomposition or breakdown of organic material. It is a non-carcinogenic, colorless, odorless and flammable gas. Exposure to methane gas does not pose a direct health risk. However, methane present in high concentrations may enter the building through flooring materials or cracks, collect under footings and in closed spaces, and then cause a fire or explosion hazard.

Proposed cleanup method

The Draft RAW, prepared in October 2005, evaluated possible removal action/mitigation systems. The removal actions were evaluated by their effectiveness, feasibility, and cost.

A Passive Methane Venting system has been recommended as the preferred method of cleanup. It will result in the elimination of physical dangers, if any, associated with the possible movement and build-up of methane at this site. It can be implemented within the required time frame for planned school construction and is protective of public health.

The proposed system combines a sub-slab barrier and vent system. It prevents gas from collecting inside or beneath the school buildings. If approved, the venting system is to be installed during the construction of the proposed school. Inspection and oversight of the system installation will be conducted by our department.

Upon completion of the installation, a licensed engineer experienced in methane systems will certify the construction. In addition, an Operation and Maintenance Plan will specify regular monitoring and inspections to ensure the mitigation system is functioning properly.

California Environmental Quality Act – Notice of Exemption

DTSC has prepared a draft Notice of Exemption (NOE) for this project as required by the California Environmental Quality Act (CEQA). This project is considered exempt since DTSC has found no evidence that the installation of a passive methane venting system will have a significant negative environmental impact.

Next Steps

Prior to making a final decision on the Proposed Poinsettia Elementary School Site Draft Removal Action Workplan, DTSC will receive comments during the 30-day public comment period, which begins on February 16, 2006. Comments may be submitted in writing to:

Mr. Steven Hariri, Project Manager
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, California 90630.

After the public comment period, DTSC will evaluate all of the submitted comments. If the RAW is approved, the mitigation system will be put in place during construction of the school. A Removal Action Completion Report will be prepared and submitted to DTSC for review and approval upon completion of the construction activities.

Information Repositories

The draft RAW, CEQA, and other project documents are available for review at:

Carlsbad Unified School District Office
6225 El Camino Real
Carlsbad, 92009
Monday – Friday: 9pm-5pm

City of Carlsbad Public Library
1775 Dove Lane
Carlsbad, 92011
Monday – Thursday: 12pm-8pm
Saturday: 9am-5pm
Friday and Sunday: Closed

Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630
Contact: File Coordinators at
(714) 484-5337 or (714) 484-5336

Notice to Hearing Impaired

TDD users can obtain information about the Site by using the California State Relay Service 888.877.5378 to reach the Public Participation Specialist.

For More Information

RAW or Notice of Exemption please contact the following agency staff:

Jeanne Matsumoto
DTSC Public Participation Specialist
5796 Corporate Avenue
Cypress, CA 90630
714.484.5338
Email: jmatsumo@dtsc.ca.gov

Steven Hariri
DTSC Project Manager
5796 Corporate Avenue
Cypress, CA 90630
714.484.5332
Email: shariri@dtsc.ca.gov

For media inquiries, please call

Ms. Sandra Friedman
DTSC Public Information Officer
714.484.5383
Email: sfriedma@dtsc.ca.gov

For more information about our department, please visit our website at www.dtsc.ca.gov.

Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630

INSIDE:

Important information on Poinsettia Elementary School Site Cleanup

CONTENIDO:

Información importante sobre la Limpieza de el Sitio Escolar Elemental de el Sureste

COMMENT FORM

If you have any comments concerning the **Draft Removal Action Workplan** for the Poinsettia Elementary School please fill out the information below and mail to DTSC in the enclosed envelope by March 15, 2006. Please include your name and address if you wish to receive a copy of the written Response to Comments when the Final Removal Action Workplan is issued.

You may use this sheet to:

- **send us your comments**
- **be added to or taken off the mailing list**

___ Please take me off the mailing list

___ Please add me to the mailing list

Name: _____

Address: _____

Affiliation (if any): _____

Phone number (optional): _____ Email (optional): _____

Comments: (If you need more space, please feel free to use another sheet of paper)

Our mailings are used only for keeping you informed of our activities. We do not routinely release our mailing lists to outside parties. However, they are public records and, if requested, may be subject to release.